



2 MOOR RISE, KNAYTON, THIRSK

OFFERS IN THE REGION OF £240,000



Northallerton  
Estate Agency

# Moor Rise

Thirsk, YO7 4AY



#### ENTRANCE

CEILING LIGHT POINT, WALL MOUNTED CLOAKS, WALL MOUNTED NIGHT STORAGE HEATER, TELEPHONE POINT, STAIRS TO FIRST FLOOR, DOOR IN TO LIVING ROOM.

#### LIVING ROOM

FEATURE FIREPLACE COMPRISING OF STONE SURROUND, QUARRY TILE HEARTH, HARD WOOD MANTLE SHELF, INSET OPEN GRATE WITH A HOT WATER BACK BOILER. NIGHT STORAGE HEATER, CEILING LIGHT POINT, TV POINT, REAR FULL HEIGHT UPVC DOUBLE FRENCH DOORS OUT TO REAR GARDEN.

#### KITCHEN

EXTENSIVE RANGE OF LIGHT BEECH FRONTED BASE AND WALL CUPBOARDS, GRANITE EFFECT WORK SURFACES WITH INSET SINGLE BOWL STAINLESS STEEL SINK UNIT WITH QUALITY MIXER TAP OVER. UNIT MOUNTED 4 RING HOB, INSET BRUSHED STEEL AND GLASS DOUBLE OVEN AND GRILL. UNIT MATCHED FRONTED BUILT-IN FRIDGE AND WASHING MACHINE. TILED SPLASHBACKS, CEILING LIGHT POINT, EXTRACTOR HOB WITH LIGHT AND FAN, NIGHT STORAGE HEATER, INTERNAL DOOR GIVING ACCESS TO UNDERSTAIRS CUPBOARD, DOOR TO LARGE REAR ENTRANCE ROOM WHICH IS AN IDEAL UTILITY / PANTRY AREA AND ENJOYS UPVC DOOR TO SIDE. CEILING LIGHT POINT, WALL MOUNTED SHELVING, DOOR TO INTERNAL COAL SHED.

#### LANDING

CEILING LIGHT POINT, ATTIC ACCESS, NIGHT STORAGE HEATER.

#### BEDROOM1

WALL LENGTH RANGE OF FITTED BEDROOM FURNITURE COMPRISING GOOD RANGE WARDROBES WITH CLOAKS, HANGING AND SHELF STORAGE, CHEST OF DRAWERS, DRESSING TABLE WITH 4 DRAWER CHEST TO SIDE AND DRAWER, CEILING LIGHT POINT.

#### BEDROOM2

CEILING LIGHT POINT, NIGHT STORAGE HEATER, BUILT IN SHELVED STORAGE CUPBOARD, SINGLE WARDROBE WITH CUPBOARD STORAGE OVER, AIRING CUPBOARD HOUSING CYLINDER WITH EMERSION HEATER WITH SHELVING AROUND.

#### BEDROOM3

CEILING LIGHT POINT.

#### SHOWER ROOM

ENJOYS WALK IN EASY ACCESS SHOWER, SHOWER PANELS AROUND WITH CURVED PIVOTING SHOWER SCREEN, MIRA ELECTRIC SHOWER, PANELLED CEILING WITH INSET EXTRACTOR AND LIGHTS, ADDITIONAL INSET LIGHTS OVER THE WASHBASIN, WALL MOUNTED MIRROR FRONTED CABINED.

#### WC

WC, CEILING LIGHT POINT.

VIEWING - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 771959

TENURE - FREEHOLD

SERVICES - WATER, ELECTRIC & DRAINAGE

NYCC TAX BAND - C

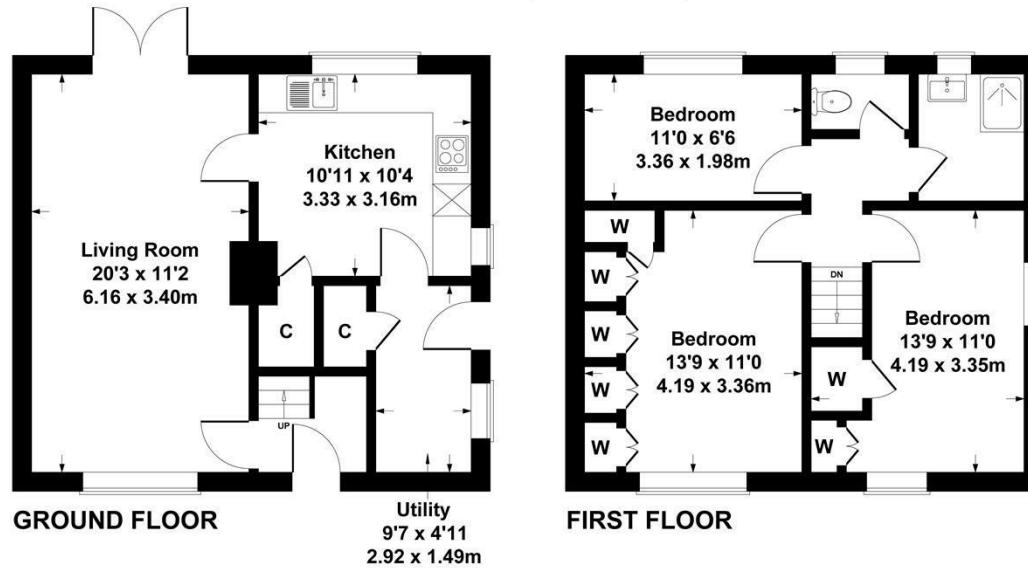
EPC - E



Call us to arrange a viewing on **01609 771959**

## 2 Moor Rise, Knayton

Approximate gross internal area  
House - 86 sq m - 926 sq ft

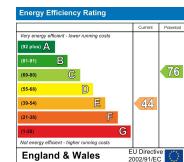


### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



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